

Malheur County Development Corporation Board Meeting Minutes

Tuesday, June 8, 2021

10:00 am (Mountain Time)

Conference Call Number: 541-896-1824

Meeting held via telephone

Members Present:

- Grant Kitamura, Board President
- Kay Riley
- Greg Smith
- Lynn Findley
- Corey Maag
- Jason Pearson

Guests:

- Brad Baird, Anderson Perry
- Ron Jacobs, Malheur County
- Mike Walker
- Les Zaitz, Malheur Enterprise
- Pat Caldwell, Malheur Enterprise (joined at 10:06 am)

Staff

- Ryan Bailey
- Julee Hicks

Regular Board Meeting Call to Order and Approval of Minutes:

Board President Grant Kitamura called the meeting to order at 10:03 am. Kitamura referenced minutes of the April 27th board meeting. Kay Riley moved to accept the board meeting minutes. Jason Pearson offered a second. Minutes for the board meeting held April 27th were accepted unanimously.

Kitamura then referenced minutes of the May 4th special board meeting. Pearson moved to accept the board minutes. Corey Maag offered a second. Minutes for the special board meeting held May 4th were accepted unanimously.

Kitamura asked Greg Smith to present an update on the Treasure Valley Reload Center. Smith said the legal teams representing Americold and MCDC will be meeting later today to finalize the lease agreement to be submitted to ODOT on June 15th.

Smith then referenced the Industry Track Agreement, saying it is ready to sign. He noted the payment to Union Pacific will cover engineering, permitting, construction, and all other equipment and installation that comprise that part of the project. Smith said the cost is within budget.

Smith said MCDC board member Randi Svaty has resigned to serve on the Oregon State Board of Agriculture. He shared that Svaty was a very valuable part of the board but now will offer representation at a higher level. Discussion centered on a replacement board member that is also well-versed in fiduciary matters. Through the conversation it was decided to table seeking an additional MCDC board member until in-process agreements have been achieved.

Riley was asked for an update on the agreement between Americold and shippers. He reported the recent work has been very positive and could be accomplished for submission to ODOT by the June 15th date.

Smith said the ConnectOregon Amendment #4 has been received. Ryan Bailey explained two date changes need to be included regarding Milestone 2C concerning the last bid package release date. Also Milestone 2B concerning proof of land acquisition is holding for the county to complete their work. The Milestone dates will be changed to 12/15/21 for the final bid package release, and 8/15/21 for the land acquisition.

Brad Baird of Anderson Perry noted:

- Americold and Anderson Perry will address building construction together.
- Corners have been set for the industrial park and are now awaiting final approval of the partition from the county.
- The permit process is nearly complete and is on schedule to have in place by the construction start date.

Lynn Findley asked if there had been any State Historic Preservation Office issues. Baird said there had not and that sector is done and approved.

Note: Greg Smith left the meeting at 10:28 am.

Kitamura asked for public discussion. Mike Walker expressed concern with construction delays.

Kitamura then asked for media questions. Les Zaitz asked about the letter of commitment, which was referenced in an earlier board meeting. Bailey explained the lease ownership agreement has morphed from the letter of commitment, saying they are essentially one in the same.

Zaitz also questioned the proposed nominal cost purchase of the reload center building and land by Americold following 20 years of operation. Kitamura explained the monetary consideration was in exchange for other incentives which will benefit the area shippers.

With no further discussion, Grant Kitamura adjourned the meeting at 10:42 am.

Respectfully Submitted,
Greg Smith, Officer to the Board